009.A	0002	0025.2	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,086,800	/	1,086,800
USE VALUE:	1,086,800	/	1,086,800
ASSESSED:	1,086,800	/	1,086,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	HE WEIZHONG
Owner 2:	WAN YAPING
Owner 3:	
Street 1:	25 LINWOOD ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HALL ANDREW & GREENLEE JILL -
Owner 2:	-
Street 1:	25 LINWOOD ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1880, having primarily Asbestos Exterior and 2985 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,080,300	6,500		1,086,800
Total Card	0.000	1,080,300	6,500		1,086,800
Total Parcel	0.000	1,080,300	6,500		1,086,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.09 | /Parcel: 364.09

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

314072

GIS Ref

GIS Ref

Insp Date

07/19/18

!15923!

PREVIOUS ASSESSMENT

Parcel ID 009.A-0002-0025.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	1,080,300	6500	.		1,086,800		Year end	12/23/2021
2021	102	FV	1,060,400	6500	.		1,066,900		Year End Roll	12/10/2020
2020	102	FV	1,040,500	6500	.		1,047,000	1,047,000	Year End Roll	12/18/2019
2019	102	FV	1,012,900	6700	.		1,019,600	1,019,600	Year End Roll	1/3/2019
2018	102	FV	916,200	6700	.		922,900	922,900	Year End Roll	12/20/2017
2017	102	FV	815,400	6700	.		822,100	822,100	Year End Roll	1/3/2017
2016	102	FV	815,400	6700	.		822,100	822,100	Year End	1/4/2016
2015	102	FV	774,200	6800	.		781,000	781,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:36:41

LAST REV

Date	Time
01/23/20	10:22:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15923

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALL ANDREW & G	73581-366	2	11/1/2019		1,150,000	No	No		
GREENSIGN LLC,	58802-3		3/30/2012	No Prior Val	750,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2013	1318	Manual	21,000	C				
4/10/2013	518	Solar Pa	17,321	C				
4/9/2013	508	Manual	12,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
7/19/2018	Measured	DGM	D Mann
2/25/2014	Info Fm Prmt	EMK	Ellen K
6/13/2013	Info Fm Prmt	EMK	Ellen K
5/30/2013	Info Fm Prmt	EMK	Ellen K
4/25/2013	NEW CONDO	BR	B Rossignol
6/30/2012	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7257																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREEN		
View / Desir:	W20 - WATER 20		

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1880	Eff Yr Blt:	2012
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.1	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.70100504
Const Adj.:	1.15780818
Adj $ / SQ:	202.907
Other Features:	51545
Grade Factor:	1.46
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1103478
Depreciation:	23173
Depreciated Total:	1080305

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	340.68
Special Features:	0	Val/Su Net:	361.91
Final Total:	1080300	Val/Su SzAd	361.91

SKETCH

UnSketched SubAreas:
GLA: 2985,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,985	202.910	605,678

Net Sketched Area:	2,985			Total:	605,678
Size Ad	2985	Gross Area	2985	FinArea	2985

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0025.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	G	GD	2011	34.38	T	4.8	102			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:	Total: 6,500

IMAGE

AssessPro Patriot Properties, Inc